

Narrative Information Sheet

IV.D.1 Applicant Identification

The Town of Dinosaur

317 Stegosaurus Freeway

Dinosaur Colorado 81610

IV.D.2.a. Grant Type

Single Site Cleanup

IV.D.2.b.i Funds Requested

Funds requested: \$200,000.00

IV.D.2.b.ii Cost Share Waiver

The Town of Dinosaur is not requesting a cost share waiver.

IV.D.2.c Contamination

Hazardous Substances

Asbestos (ACM's)

Lead Based Paint (LBP's)

Mold

PCB's

IV.D.3. Location

Town of Dinosaur

Moffat County

Colorado

IV.D.4. Property Information

The Dinosaur School

401 School Street

Dinosaur Colorado 81610

IV.D.5.a. Project Director

Niki Austin

Assistant Clerk Town of Dinosaur

970-374-2286

(b) (6)

PO Box 238 Dinosaur Colorado 81610

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Town of Dinosaur Mayor:

Lenard "Smitty" Smith

(b) (6)

970-374-2286

PO Box 238 Dinosaur Colorado 81610

IV.D.6. Population

The Town of Dinosaur has a population of 339 people according to the 2010 U.S. Census

IV.D.7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	X
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	

The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	

IV.E.1.a.i Background and Description of Target Area

The Town of Dinosaur, Population 339 (U.S. Census 2010) is a beautiful, high Colorado Desert Range. It is also a very rural and isolated area, located in the farthest Northwest corner of Colorado, approximately 4 miles East of the Utah border. Although originally incorporated as the Town of Artesia in 1947, the Town was officially renamed Dinosaur in 1965 in order to capitalize on the ever-increasing popularity of the Dinosaur National Monument, which borders the Town of Dinosaur with The Monument Headquarters located just two miles to the East of Town. At that time the Town was a bustling community supported by the local Oil and Natural Gas Fields that surround the area, there was plenty of work and plenty of families making up a wonderful community. As the Energy Services industry began to rapidly decline in the 1980's families struggled to survive as there was no longer any work. Many packed up, almost overnight, and moved away creating the blight that is now so prevalent here today. Abandoned homes and boarded up buildings predating the 1980's can be seen all over town. Due to the age of the Town and structures, it is sometimes easier to let them sit vacant as remediation of the buildings is largely cost prohibitive for most residents. The mass exodus of residents also led to the School being defunded by our County and forcing the children of Dinosaur to be bussed to Rangeley, Colorado, 18 miles to the south in another County for schooling. The Charter school opened in the 90's but closed in the early 2000's as they were unable to keep the number of children necessary to successfully operate the School.

The nearest cities to Dinosaur are Craig Colorado 87 miles to the East, Vernal, Utah 33 miles to the West and Rangeley, Colorado 19 miles South. These are the closest cities that offer basic amenities such as grocery shopping, medical care, schooling, daycare or after school programs. This leads to a very isolated society especially among our seniors who have very limited access to in home nursing, prescription access or palliative care. 53 percent of Dinosaur residents are among low income population. This is almost double the percentage of the State of Colorado's average of 29 percent. Due to the low income and high unemployment, Dinosaur is classified as a disadvantaged community. The distance that is required to travel to obtain even the basics such as healthy food, is daunting for many families who do not have reliable transportation, effectively making Dinosaur a food desert. There are two corner gas stations that offer some amenities but healthy food choices for an already sensitive population are few. Many of our children lack healthy and nutritious food choices or sometimes *any* food choices at all during the times when they are not in school. Long holiday breaks, evenings, weekends and summer break can be a major concern for some of our children.

Although Dinosaur is the "Gateway to the Dinosaur National Monument" we have been unable to meaningfully capitalize on tourism dollars. In 2017, -20,140 tourists visited our welcome center, and 315,589 visited the Dinosaur National Monument but very few of these visitors stop and stay in the Town of Dinosaur. The extreme blight that has been created overtime, the dilapidated buildings, poor infrastructure and the lack of facilities or amenities for travelers has essentially, eliminated Dinosaur from the tourism conversation. Additionally, since many of these structures were built prior to the 1970's - including the Dinosaur School- they are filled with asbestos and lead based paint creating even more of a health problem for the community and our children in particular. Asbestos has been proven to lead to increased rates of lung cancer, other lung diseases and cancers of the stomach, throat, colon and rectum. Lead

attacks the nervous system, leading to learning and behavioral disabilities and reduced intelligence. Children are among the highest at risk of these health effects.

It is also worth mentioning that Moffat County, Colorado has one of the highest addiction rates in the State of Colorado, and that Colorado itself, is ranked third in the Country for high addiction rates. Additionally, drug addiction and illicit behavior/crime, is spreading to rural areas at an unprecedented rate. Alcohol, drugs, opioids and other substance abuse are pervasive in our community. Therefore, so is domestic violence and depression. Adding to this issue is the lack of community services, housing or facilities for rehabilitation in our County. Rural areas simply cannot keep up with the ever-increasing need. Dinosaur offers no detox facilities, safe houses or support meetings that are necessary for starting and maintaining sobriety and promoting healthy lifestyles. Meaning that even if someone wanted to get out of the ugly spiral that is addiction, or domestic violence, there is nowhere to go.

For all of these reasons the Town of Dinosaur believes that a Community Center is desperately needed. In this building Outreach programs for children and seniors would take place such as the Boys & Girls Club or Senior visiting days. Hot meals would be served regularly for those that need them. Crisis intervention could be operated out of this building in conjunction with healthcare professionals helping those residents that need it, beat the cycle of addiction. Social services could be offered out of the Community Center as the closest Social Service office is 80 miles away in Craig, Colorado. Education would continue after school hours, here in town, so our children no longer have to arrange for rides, or miss opportunities, in order to catch the bus for the 18-mile ride back to town. Programs such as after school programs, Boys & Girls Club, summer school as well as healthy living classes or a simple game of basketball could make all the difference. In this building a sense of community pride & involvement could be established and is a facility in which town barbecues, picnics, festivals, holiday parties etc. would be held in order to bring our community together and lessen the isolation that is so prevalent. A Community Center could help us capitalize on tourism dollars as well. The Bi-Annual Hang-gliding Competition is a large draw in Northwest Colorado and this building would be an ideal place to hold welcome dinners or breakfasts and serve as a "Base Camp" for participants in order to keep those tourism dollars in Dinosaur instead of the surrounding communities. A Community Center and the programs proposed have endless possibilities and opportunities to allow Dinosaur to become the Town it once was and to immeasurably better the life and experiences of our residents.

IV.E.1.a.ii Description of the Brownfield Site(s)

The Dinosaur School building is located at 401 West 4th Street Dinosaur, Colorado 81610. The Goal of this proposal is to remediate the Dinosaur School building - formally the Dinosaur Community Charter School- which was donated to the Town of Dinosaur on September 13th, 2016. The Site consists of an approximately 15,000 square foot school building that was constructed in 1962 and is surrounded by partially paved areas around the perimeter, a playground to the south-southeast, a baseball field to the south-southwest, basketball court to the north, and a concrete foundation from the earlier school on the property farther to the north-northeast. The school has been vacant since the mid-2000s. The total Site footprint is approximately 9 acres. This site has always been used as a school for the children of Dinosaur

and as per the Deed any future use of this building must be a not for profit entity such as a School or Community Center or other entity that would continue or foster the operation of public activities and/or outreach.

The Town of Dinosaur hopes to remediate the environmental hazards currently present at the school and redevelop the property for use as a Community Center for the residents of the Town of Dinosaur. After taking ownership, the Town of Dinosaur and the U.S. Environmental Protection Agency through the Targeted Brownfield Assessments (TBA) Program, had both Phase I and Phase II Environmental Site Assessments (ESA'S) conducted by Weston Solutions, Inc (WSI) in July and August of 2018 respectively. The Phase I ESA at the Site concluded that there had not been any previous releases of hazardous substances but “due to its age of construction, there is the potential for asbestos containing materials (ACM), Lead-based paint (LBP), fluorescent light fixtures with possible polychlorinated biphenyls (PCB)-containing ballasts and mercury-containing ampule switches in thermostats to be present within the building.” Mold was also observed in the building due to water damage. The Phase II ESA conducted in September 2018 confirmed after sample testing, the presence of all the above-mentioned contaminants in the building. 67 ACM samples were taken from the building and submitted for testing, 28 of those samples were determined to be positive ($>1\%$ asbestos) for asbestos or trace ($<1\%$ asbestos) for asbestos. Asbestos results ranged from trace to 35% total asbestos. Of the 28 samples, 13 were reanalyzed by point count analysis and six (6) samples were point counted below 1% and are not considered to be ACM. In all, 22 samples collected at the Site are confirmed ACM. Of all the materials sampled, most of the flooring (i.e., floor tiles and mastic or mastic under carpet), cement board siding, and wall or joint compound was positively identified as ACM. Based on this, ACM is considered to be a COC in relation to the Site, in accordance with the Colorado Air Quality Control Commission's Regulation 8, Part B – Asbestos (CDPHE, 2008) and Asbestos-Containing Materials in Schools Rule (40 Code of Federal Regulations [CFR] Part 763, Subpart E). ACM is defined as any material containing more than one percent (1%) asbestos.

Of the 136 XRF readings taken from the buildings, seven (7) readings were positive for LBP (i.e., $\geq 1 \text{ mg/cm}^2$). Based on the XRF results, elevated lead concentrations are present on the walls, doors, and support beams in the school gymnasium. LBP is considered to be a COC in relation to the site in accordance with the U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition). The HUD benchmark for lead-based paint is greater than or equal to 1.0 milligrams per centimeter square ($\geq 1.0 \text{ mg/cm}^2$).

IV.E.1.b.i Redevelopment Strategy and Alignment with Revitalization Plans

The Town of Dinosaur wishes to redevelop the site as a Community Center for the Residents of the Town. Beautification, revitalization, infrastructure improvements, Tourism Cultivation and Community Outreach have always been and remain, the main goals of the Town. While the Town does not have a dedicated written, redevelopment strategy it has stayed true to the course of upgrading infrastructure such as the Wastewater Treatment Plant which is in its

second phase of development with the help of DOLA & The Colorado Department of Health and Environment Grants and will be completed at the end of 2019. The Town has also obtained a Feasibility Study Grant from DOLA's Community Development Block Grant Program to study the feasibility of bringing Natural Gas Lines in to the Town to service residential and commercial properties, with the hopes that this will more easily attract Tourism businesses and improve the day to day lives of our residents. In 2018 a Medical Clinic was finally reopened in Dinosaur in conjunction with the Town of Dinosaur and the Craig Regional Memorial Hospital. It operates Bi-weekly on Wednesdays from 10:00 a.m. to 2:00 p.m. and has been a real benefit to our Resident that have a difficult time traveling the long distances required for basic Health Care. Every year beautification dollars are budgeted in order to plant trees and flowers to update and improve our parks so that residents have a nice place to hold outdoor activities and a safe, clean environment for our children to play.

These activities have taken much of our time and dollars but as you can see, real progress is being made every day in accordance with Town priorities. The Town is now ready, and in a position to take on the Community Center Project that has been considered since the donation of the property in 2016. There had been some question in the past regarding community involvement, as to whether the Community Center would be a good use of funds. It was largely debated that because our community is somewhat isolated from one another, would it be in our best fiscal interest to develop a Community Center that perhaps no one would have interest in using? In order to gauge community support for the project and whether or not this building, if renovated, would actually do what it is intended to, which is to bring our residents together in a place that fosters Community involvement & outreach, the Town planned two events in 2018. It had been many years since the Town had invested in any event and it was unknown if these events would be well attended or attended at all. The first event planned was a Pumpkin Patch and Halloween pumpkin carving party for the children of Dinosaur. To our delight, of the 78 children residing in town (2017 ACS) there were 42 participants along with their parents and friends. It was roughly estimated that well over 200 people attended the event despite it being held outside, in the park, on a cold October evening. This event was a huge hit with the community and for days after, a real sense of excitement could be felt all over Town. The next event was a Christmas Craft Party and tree lighting by Santa Claus at the Town Hall. This event brought children from neighboring towns as well and the Town hall was absolutely overflowing with people, with a line out the door for a visit with Santa. Based on the overwhelmingly positive feedback of these events and the numerous, positive community comments regarding the reopening of the Dinosaur School as a community center, the Town of Dinosaur is confident that now is the time for this project to finally take place. It is in alignment with all previous plans and is now fiscally responsible and Community supported. Public comments were formally requested at a meeting held on January 7th, 2018. In many previous meetings positive feedback was offered from Community Members and Council Members that are truly excited about this project. The redevelopment plan of the site would include two phases. The first phase would address the Planning, Engineering Remediation/Removal of the COC's that have been tested for and found at the site as stated previously. A professional remediation firm would need to be hired in accordance with all governmental requirements to carry out the duties of remediation and removal. The second phase would be the actual renovation of the building. It is the Town plan to use potential funds from DOLA'S Energy & Mineral Impact Assistance Grant to help fund the renovation. In recent discussions with our DOLA representative, Kimberly Bullen, in regard to

this project, the Town has been informed that DOLA would entertain a proposal for this project as it is in alignment with the guidelines of the Grant Program. In addition to the actual cash match of the Grant, the Town will be able to use In-kind dollars, as pledges from Community Members have been plentiful in regard to equipment use, and voluntary man hours for the renovation.

Once the Community Center is opened there are many programs and activities that the Town would like to implement such as: Boys & Girls Club, Summer School & meal programs, community events such as Holiday parties and summer barbecues. Senior activities, food pantry, After School Programs, and various other activities. In addition to regularly scheduled activities the Town would also like to use this Community Center for special events such as the bi- annual hang-gliding championships. This would be an ideal venue in which to hold welcoming parties and nightly activities for not only the participants but also community members. the Hang-gliding competition is always widely attended, and this would be an opportunity to keep those tourism dollars here in Dinosaur instead of the neighboring communities that already have similar venues in place. Lastly, this space would serve an important role as a shelter in case of emergency. Currently the Town has no space in which to house residents in case of natural disasters or emergencies. This space could house most residents in town and provide a gathering point for safety and information in case of fires, floods, earthquakes etc.

IV.E.1.b.ii Outcomes and Benefits of Redevelopment Strategy

The importance and potential impact of this project for the Town of Dinosaur and its residents cannot be overstated. 53% of the residents in Dinosaur are classified as low income or living below the National poverty line. This is 24% higher than the State of Colorado average of 29% (ACS 2017). Residents here tend to live in isolation due to the long distances that must be traveled in order to obtain basic amenities. It has always been a focus of The Town Council to foster a sense of community and pride in the Town of Dinosaur. Due to the increasing poverty level, the rate of drug and alcohol addiction, and increased sense of isolation a Community Center would be invaluable to the residents of Dinosaur. The redevelopment of the property would lead to more interaction of residents and more importantly a sense of pride of place for the people that have lived here for so long and have seen so many things leave. It is our belief that it really only takes one action to create a spiral of positive change and we know that this community center could be that catalyst for our town.

IV.E.1.c.i Resources Needed for Site Reuse

The Town of Dinosaur has been actively working on a redevelopment plan for the Dinosaur School once remediation has taken place. In cooperation with our partners at the USDA and DOLA we have proposed the idea of a Community Center for the Town. Both entities have indicated that a Grant Application would be entertained once remediation was completed. The first step after clean-up would be Engineering and Design for the remodel of the building. For this phase we would utilize a DOLA Community Block Grant. While this is being completed the Town will again reach out to Colorado Food bank, Moffat County Boys & Girls Club and Rio Blanco County School District in order to plan and implement useful programs for the Community. The Town has already dedicated \$40,000.00 out of the Town General fund for

2019 in order to contribute to the EPA cleanup grant match of 20%. The Town is prepared to set aside funding for grant matches in 2020 in order to remodel the building.

IV.E.1.c.ii Use of Existing Infrastructure

The Dinosaur School building is in remarkably good shape for its age. Aside from the COC's that have been discussed previously, and exist only because of the age of the building, the site can be repurposed easily. This grant would help facilitate the use of the existing structure by removing and remediating the COC's found in the carpeting, walls and tile and repainting the two areas in the gymnasium that were found to contain LBP's. Once this is completed the Town of Dinosaur could repurpose the existing structure. The Kitchen is in outstanding shape, with "almost new" equipment such as refrigerators, freezers, ovens and cook tops. The bathrooms and locker rooms would need minimal work, but the bones of the building are remarkable. A new roof is needed and has been needed for some time, but this is to be expected. With the funding from this grant the Town of Dinosaur could remove the mold that has collected due to the many leaks in the roof. This grant is imperative to begin this project. If we are unable to remove the COC's the revitalization of this building becomes much more daunting. The Town of Dinosaur simply does not have the resources needed to remove and remediate without the help of an EPA grant. If funded the Town could essentially start with a new slate on a building that has been so important to so many.

IV.E.2.a.i The Community's Need for Funding

Dinosaur is a small community of 339 residents as of the last U.S. Census in 2010. We know that that number has dropped significantly in the last two years as jobs continue to become scarce. 53% of the residents in Dinosaur are classified as low income or living below the National poverty line. This is 24% higher than the State of Colorado average of 29% (ACS 2017). Residents here tend to live in isolation due to the long distances that must be traveled in order to obtain basic amenities. The town has a hard time raising funds from an already struggling population. Because our town is so small, tax or utility revenue is also very limited. Some would consider the redevelopment of the Community Center as non-essential in relation to projects that must be completed, such as our water and sewer systems. because of this reason our funding dollars are funneled to infrastructure projects that are essential. Without funding from the E.P.A. this project will be unreachable for the Town of Dinosaur.

IV.E.2.a.ii.1 Health or Welfare of Sensitive Populations

53 percent of Dinosaurs residents are among low income population. This is almost double the percentage of the State of Colorado's average of 29 percent. Due to the low income and high unemployment, Dinosaur is classified as a disadvantaged community. The distance that is required to travel to obtain even the basics such as healthy food, is daunting for many families who do not have reliable transportation, effectively making Dinosaur a food desert. There are two corner gas stations that offer some amenities but healthy food choices for an already sensitive population are few. Many of our children lack healthy and nutritious food choices or sometimes *any* food choices at all during the times when they are not in school. Long holiday breaks, evenings, weekends and summer break can be a major concern for some of our children.

This grant will help to address all the needs stated above by helping us to remediate the Dinosaur School building and ultimately turning into a community center where we can house medical Clinics, food drives, social services, hot meal distributions, food pantries and so much more.

IV.E.2.a.ii.3 Economically Impoverished/Disproportionately Impacted Populations

The high governmental regulations of the Oil and gas industry has led to job loss and further isolation among our residents. Additionally, before the new regulations came into effect - creating immediate shutdowns of oil and Gas fields- there were energy booms. During these "booms" people were everywhere roads were built, buildings were erected, businesses started, and plentiful housing was created. When those jobs left because of government regulations the people left creating unending blight and the inability to maintain roads or public spaces. Because of the general nature of this industry, Dinosaur has suffered through many booms and busts and has struggled to keep up with the never-ending changes and blight that seems to follow every bust, by people leaving behind their belongings and abandoning homes that are sometimes full of contaminants. Double the above issues with the isolating location of our town and you can easily see an entire populous that is lacking in even the basic amenities.

IV.E.2.b.i Community Involvement

List of Project Partners		
Partner Name	Point of contact (name, email & phone)	Specific role in the project
DOLA	Kimberly Bullen kimberly.bullen@state.co.us	DOLA POC for potential construction grant
<i>Add rows as needed</i>		

IV.E.2.b.ii Incorporating Community Input

Community involvement will be imperative in this project. The Town of Dinosaur holds one Regular Town Council meeting every second Tuesday of the Month. During this meeting there is a portion in which Comments are solicited from residents. During each of these Town Council meetings a progress report will be relayed to the Council and residents of Dinosaur. We will be asking for volunteers to help to remove some of the "solid waste" from the building after the COC's are removed and the building has been deemed safe. The "solid waste" that we are referring to and that the EPA identified in its phase II Assessment are things like books, school supplies, tables, chairs, gym equipment, playground supplies etc. It is the Town's hope to offer some of these supplies to community members who would like them and to request help refurbishing some items that may need it. We hope to solicit comments and ideas from our residents at the council meetings as to what programs they would most like to see take place at the Community Center. We would like to know what would be most beneficial to them so monthly progress reports and Q& A sessions will be most important.

IV.E.3.a Proposed Cleanup Plan

The site is located at 401 School Street in Dinosaur, Colorado USA (herein referred to as “the Site”) The site was the former location of the Dinosaur School and then the Dinosaur Community Charter School which was donated to the Town of Dinosaur on September 13th, 2016 due to lack of funding and the inability of that entity to maintain the Charter School or the building and its property. The Site consists of an approximately 15,000 square foot school that was constructed in 1962 and is surrounded by partially paved areas around the perimeter, a playground to the south-southeast, a baseball field to the south-southwest, basketball court to the north, and a concrete foundation from the earlier school on the property farther to the north-northeast. The school has been vacant and locked since the mid-2000s. The total Site footprint is approximately 9 acres. This site has always been used as a school for the children of Dinosaur and as per the Deed transferring ownership to the Town of Dinosaur, any future use of this building must be a not for profit entity such as a School or Community Center or entity that would continue or foster the operation of public activities and/or outreach. No previous Clean up or remediation activities have taken place since the Town of Dinosaur took ownership in 2016.

The planned reuse for the site is a Community Center. The Town does not currently have a space to hold any kind of gathering, after school program, summer school program, outreach programs or senior activities. It is part of the Town Plan to repurpose this building for the betterment, recreation and enjoyment of the residents of Dinosaur. Because of the isolation of our community (The nearest town is 19 miles to the south) a Community Center is imperative as a place to hold Town activities, act as a shelter in case of an emergency, and to make sure our children and seniors have a safe place to go for socialization and a warm meal. Boys & Girls Club, after school programs, Summer school programs and summer camps as well as senior outreach, Town Barbecues and Holiday parties are all intended & badly needed, uses of the new Community Center.

The cleanup will be planned and overseen by a contracted Colorado State Licensed Professional and the Town of Dinosaur in accordance with all State, Federal and Environmental law.

The Town currently anticipates that all State, Federal and Environmental standards for community recreational use will be followed and used as a guide to limit/eliminate exposure risks while removing COC’s.

Laws and regulations that are applicable to this cleanup and in order to address all COC’s found on site are as follows:

ACM

- Colorado Air Quality Control Commission's Regulation 8, Part B – Asbestos (CDPHE, 2008) and Asbestos-Containing Materials in Schools Rule (40 Code of Federal Regulations [CFR] Part 763, Subpart E). ACM is defined as any material containing more than one percent (1%) asbestos.

LBP

- U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition). The HUD benchmark for lead-based paint is greater than or equal to 1.0 milligrams per centimeter square ($\geq 1.0 \text{ mg/cm}^2$).

In addition, this clean-up is bound by the Federal Davis-Bacon Act, State environmental laws and all Federal, State and local laws regarding the procurement of contractors to conduct the cleanup. All appropriate permits will be obtained prior to beginning any work in, or around the building in order to comply with all State, Federal or Local Environmental and Workplace safety laws.

Removal and off-site disposal are the most responsible and effective way of remediating the site. If this alternative is implemented, it completely addresses the hazards located at the site and eliminates any exposure risks to workers. Further, it allows for this building to be repurposed in the future making it an appropriate use of Town monies. Alternative #1 No Action is not recommended as the COC's remain in place continuing exposure risks to workers and deeming the building unusable and vacant creating a hazard of its own as another abandoned building in the Town. Alternative #3 also cannot be recommended as it is still a large expenditure only to keep the building unusable and vacant and does not completely eliminate the risk to City Workers.

IV.E.3.b Description of Tasks and Activities

Upon a successful grant application, the Town of Dinosaur will immediately hire a qualified environmental professional through an appropriate RFQ process, to evaluate the site and create a planning and engineering packet. To include a timeline of events, manners of removal and all proper permitting required. The Council will review each submitted packet and hire the most qualified professional. It is the Town's goal to have this project complete by mid-2020. In order to accomplish this the Town of Dinosaur has set aside \$40,000.00 from the Town's annual budget to meet the E.P.A grant requirements. It will be the Assistant Clerks responsibility to oversee the grant and the Council's responsibility to oversee the project, therefore, there is no extra monies needed in order to carry out the project and bring the grant to successful completion. While the remediation is taking place, it is the Town's hope to begin procuring funding for the next phase of the project which is the remodel of the school for a Community Center. The Town will submit to DOLA's CDBG Grant Program for a Planning and Engineering Grant so that when the building has been remediated, we will have a solid plan to move forward efficiently and effectively. The Town Council of Dinosaur is also prepared to set aside monies out of the 2020 budget in order to match the DOLA grant.

IV.E.3.c Cost Estimates and Outputs

Budget Categories		Project Tasks (\$) [programmatic costs only]						
		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Total
Direct Costs	ACM Abatement	120,000.00						0
	LBP Remediation	15,000.00						0
	Travel ¹	0						0
	Equipment ²	0						0
	Supplies							0
	Contractual	40,000.00						0
	Other (specify) _Solid waste removal _____	25,000.00						0
Total Direct Costs ³		200,000.00	0	0	0	0	0	0
Indirect Costs ³								0
Total Federal Funding (Not to exceed \$500,000)		160,000.00	0	0	0	0	0	0
Cost Share (20% of requested federal funds) ⁴		40,000.00						0
Total Budget (Total Direct Costs + Indirect Costs + Cost Share)		200,000.00	0	0	0	0	0	0

IV.E.3.d Measuring Environmental Results

As discussed earlier the Town of Dinosaur is incredibly small. All business runs through the Town Hall, Clerks and Council on a daily basis. It will be easier here than most places to gauge progress being made on this project as the site is two blocks east of the Town Hall. All paperwork, Pre- construction meetings, Construction meetings and hiring processes take place in The Town Office. To streamline and control the timeliness of the project even more, there will be appointed one Town employee to oversee construction and to give progress reports monthly to the Town Council and residents. This same person will be responsible for meeting all grant reporting requirements to the EPA, making the remediation of the building as streamlined as possible.

Town of Dinosaur School Revitalization

III.B.1 Applicant Eligibility

The Town of Dinosaur, Colorado was originally incorporated as the Town of Artesia in 1947. On May 4, 1965 the Town was officially renamed Dinosaur in order to capitalize on the ever-increasing popularity of the Dinosaur National Monument, whose main entrance and headquarters is located just two miles east of Town.

III.B.2 Previously Awarded Cleanup Grants

The Town of Dinosaur has never applied for nor received an EPA Cleanup Grant. While working with the EPA in August of 2018, the Town of Dinosaur had a Phase I and Phase II Assessment completed on the Dinosaur School as part of a Direct Technical Assistance program which was completed in September 2018.

III.B.3 Site Ownership

The Dinosaur School was originally constructed in 1962. The school operated successfully until the early 2000's when it was closed due to lack of funding. A charter school reopened on the site shortly thereafter and operated until 2014. On September 13, 2016 the School building and surrounding property was donated to the Town of Dinosaur via a Quit Claim Deed. The Site is located on the edge of the Town of Dinosaur and is bordered by open space to the North, South, and West with residential properties to the East. The Site consists of an approximately 15,000 square foot School and is surrounded by partially paved areas around the perimeter, a playground to the south-southeast, a baseball field to the south-southwest, basketball court to the north, and a concrete foundation from the earlier school on the property farther to the north-northeast. The total Site footprint is approximately 9 acres.

III.B.4 Basic Site Information

A. Name of the Site:

The Dinosaur School

B. Address:

401 West 4th Street

Dinosaur, Colorado 81610

C. Current Owner:

III.B.5 Status and History of Contamination at the Site

In August and September of 2018 Phase I and Phase II Assessments were conducted by Weston Solutions, Inc at the Dinosaur School. The Phase I ESA completed by START (Weston Solutions Inc) identified the possibility of asbestos-containing material (ACM), lead-based paint (LBP), and other environmental hazards being present, due to the age of the building.

The Phase II ESA was performed as a result of the findings of the Phase I ESA. Phase II Assessment fieldwork was conducted on August 2, 2018. Results of the Phase II ESA have confirmed the presence of limited contaminants of concern (COCs) at the Site.

The Site (the Dinosaur School and surrounding area) has always been used as a School site as far back as the Phase I ESA could find. Local history tells us that before this school was built in 1962 another school house was present on the site and before that was simply vacant land. This site has always been used as school property and currently sits vacant, creating blight and most importantly a safety hazard for the Town of Dinosaur.

The Site became contaminated from the moment of construction. Due to its age and normally accepted building materials of the time, the LBP, ACM, and PCB's were all installed according to the building code at the time. The ceiling tiles that have gone into disrepair allowing for water leakage into the school creating mold conditions that began when the Charter School closed its doors in 2014.

The following list is a summary of the results and conclusions regarding COCs and associated media identified by START at the Site:

Asbestos-Containing Material (ACM)

Of the 67 samples START submitted for laboratory analysis, a total of 22 samples were determined to be “positive” (>1% asbestos) for asbestos. The following tables indicate the location and estimated extent of ACM identified at the Site. See Sections 5.1 and 6.1 of this report for a more detailed breakdown.

ACM	Estimated Volume / Extent (sq. ft)	Location
Tan floor tile with black mastic	1,800	Rooms #3, 4, 8
Grey floor tile with black mastic	2,000	Northwestern portion of kitchen floor, hallways, western storage closets in gymnasium

ACM	Estimated Volume / Extent (sq. ft)	Location
Grey/multi-color floor tile	200	Northeastern portion of kitchen floor,
Light pink tile with light blue paint	10	Storage closets in eastern hallway
Cement board siding	1,800	Gymnasium roof wrapping, around windows on northern side of building and eastern entryway windows, soffits
Black mastic and tan adhesive under rust carpet with	6,000	Hallways, main office, teacher's workroom, kindergarten, hallways, rooms #1, 2, 4, 7, 8
Wall compound	150	Southern wall of main office
Joint compound	70	Southern wall of boiler room

Notes:

sq. ft. = square feet

Based on the results of the ACM survey, asbestos is present in the buildings. ACM is considered to be a COC in relation to the Site.

Lead-Based Paint

Limited X-ray fluorescence (XRF) Survey:

Based on the XRF results, elevated lead concentrations are present on the walls, doors, and support beams in the school gymnasium. The following table lists the location, current surface paint color, and estimated extent of LBP present at the Site. LBP is considered a COC in relation to the Site.

Location	Current Surface Paint Color	Estimated Extent
Gymnasium		
Wallpaper on East wall	Brown	120 sq. ft
Door	White	2 Doors
Support Beams	White	200 LF

Notes:

LF = linear feet

sq. ft. = square feet

Lead-in-Soils

Surface soils around the perimeter of the building and playground were evaluated to determine potential impacts to soil from current or former LBP on exterior surfaces. Based on the XRF results, no elevated lead concentrations were identified from any of the composite soil samples screened at the Site; lead in soils is not considered to be a COC in relation to the Site.

Polychlorinated biphenyls (PCBs), Mercury, and Mold

A summary of the observations regarding the visual inspections conducted are presented below:

- There are over 200 fluorescent light fixtures in the building. Fluorescent light fixtures that were present in the building and ballasts without a “No PCBs” label were observed. None of the ballasts appeared to be leaking fluids. PCBs are considered COCs in relation to the Site.
- Two (2) potentially mercury-containing thermostats were observed in the gymnasium on the eastern wall. Mercury is considered a COC in relation to the Site.
- Possible mold staining was observed in multiple locations where water leaking through ceiling tiles had occurred. Mold is considered a COC in relation to the Site.

III.B.6 Brownfields Site Definition

The site (Dinosaur School) is owned completely by the Town of Dinosaur. There is no intention to list or sell this property. As part of the donation of the property from the Dinosaur Community Charter School, to the Town of Dinosaur stipulations for future use were put into place to ensure the continued use of the building as a School or Community Center for the Residents of Dinosaurs benefit. In the event that any of the following "triggering events" occur the property would revert back to the Dinosaur Community Charter School. They are as follows:

1. In the event that the Grantee (Town of Dinosaur) ceases all use of the property for public and municipal purposes.
2. The property is sold, transferred, or assigned to any for-profit entity or to an individual notwithstanding the plans of such entity or individual to continue operation of public activities; or
3. Grantee uses the facility principally to house a trade or business conducted for profit or uses the facility for any activity that would tend to damage the reputation of the Grantor.

The site is not listed or proposed to be listed on the National Priorities List and it is not subject to the jurisdiction, custody, or control of the U.S. Government.

III.B.7 Environmental Assessment Required for Cleanup Proposals

The Dinosaur School had an initial Phase I and then a Phase II ESA completed on the building and surrounding property in August 2018. Both ESA's were completed by Weston Solutions Inc for the U.S. Environmental Protection Agency. During the course of the Phase II ESA conducted on August 2, 2018, it was confirmed that the presence of limited contaminants of Concerns were present at the site. The following tables demonstrate the presence and amount of the COC's.

Of all the materials sampled, as provided in Section 5.1, most of the flooring (i.e., floor tiles and mastic or mastic under carpet), cement board siding, and wall or joint compound was positively identified as ACM. Based on this, ACM is considered to be a COC in relation to the Site. The following table indicates the location and estimated extent of ACM identified at the Site.

ACM	Estimated Volume / Extent (sq. ft)	Location
Tan floor tile with black mastic	1,800	Rooms #3, 4, 8
Grey floor tile with black mastic	2,000	Northwestern portion of kitchen floor, hallways, western storage closets in gymnasium
Grey/multi-color floor tile	200	Northeastern portion of kitchen floor,
Light pink tile with light blue paint	10	Storage closets in eastern hallway
Cement board siding	1,800	Gymnasium roof wrapping, around windows on northern side of building and eastern entryway windows, soffits
Black mastic and tan adhesive under rust carpet with	6,000	Hallways, main office, teacher's workroom, kindergarten, hallways, rooms #1, 2, 4, 7, 8
Wall compound	150	Southern wall of main office
Joint compound	70	Southern wall of boiler room

Interpretation of Results

Based on the XRF results, elevated lead concentrations are present on the walls, doors, and support beams in the school gymnasium. The following table lists the location, current surface paint color, and estimated extent of LBP present at the Site. LBP is considered a COC in relation to the Site.

Location	Current Surface Paint Color	Estimated Extent
Gymnasium		
Wallpaper on East wall	Brown	120 sq. ft
Door	White	2 Doors
Beams	White	200 LF

Interpretation of Results

Based on the XRF results, lead concentrations did not exceed comparison standards around the perimeter of the building, the estimated dripline of the former building, and beneath equipment within the playground. Lead in soil is not considered a COC in relation to surface soils at the Site.

1.1PCBs, Mercury, and Mold

The following additional items were noted:

- **It is unknown if the florescent light ballasts in the building are non-PCB electronic ballasts as they were not observed to be labelled “No PCBs”.**
- Two (2) potentially mercury-containing thermostats were observed in the gymnasium (Figure 3).
- Water impacted areas with black-staining were observed throughout the building and water staining was apparent on ceiling and floor coverings.

Interpretation of Results

- Based on the visual inspection, PCBs are considered a COC at the Site.
- Based on the visual inspection, mercury is considered a COC at the Site.
- Based on the visual inspection, mold is considered a COC at the Site.

III.B.8 Enforcement or Other Actions

There are no ongoing or pending actions by any State, Local or Federal agencies in relation to this property. There have been no orders or inquiries regarding contamination responsibility in regards the Dinosaur School. This information was determined during the Phase I ESA conducted in July of 2018.

III.B.9 Sites Requiring a Property-Specific Determination

This site (The Dinosaur School) does not require a Property-Specific Determination.

III.B.10.a.i.3 Property Acquired Under Certain Circumstances by Units of State and Local Government

The Town of Dinosaur School was originally constructed in 1962. The School operated successfully until the early 2000's when it was closed due to lack of funding. A Charter School reopened on the site shortly thereafter and operated until 2014. On September 13, 2016 the School building and surrounding property was donated to the Town of Dinosaur via a Quit Claim Deed. The building is contaminated by virtue of its age and the accepted building practices of the day. The Town of Dinosaur did not contribute to, transport or in any other way contaminate this site.

III.B.10.a.ii.1 Publicly Owned Brownfield Sites Acquired Prior to January 11,2002

Not applicable. The property was obtained by The Town of Dinosaur in 2016.

III.B.10.a.iii.1.a Information on the Property Acquisition

The Town of Dinosaur School was originally constructed in 1962. The school operated successfully until the early 2000's when it was closed due to lack of funding. A charter school reopened on the site shortly thereafter and operated until 2014. On September 13, 2016 the school building and surrounding property was donated to the Town of Dinosaur as sole owner via a quit Claim Deed from the previous owner the Dinosaur Community Charter School. The town of Dinosaur has no familial, Corporate, contractual or Financial affiliations with the prior owners of the site.

III.B.10.a.iii.1.b Pre-Purchase Inquiry

There were no Pre-Purchase inquiries made by The Town of Dinosaur. The School was obtained by donation in 2016. Phase I and Phase II ESA's were conducted in 2018.

III.B.10.a.iii.1.c Timing and/or Contribution Toward Hazardous Substances Disposal

At no time has The Town of Dinosaur contributed to, or in any way caused the contamination at The Dinosaur School building by either transporting hazardous substances to the site or arranging for disposal of hazardous substances at the site.

III.B.10.a.iii.1.d Post-Acquisition Uses

The site was acquired by the Town of Dinosaur on September 13, 2016. Since the acquisition date there have been no activities or use at the site. The building and its surrounding property has remained vacant and unused.

III.B.10.a.iii.1.e Continuing Obligations

In order to prevent and limit exposure, the Town of Dinosaur has kept the School building locked and protected with regular patrols by the Town Marshal to prevent trespassers from entering the premises. Only Town Maintenance Employees and Remediation Professionals have been allowed inside the building. It is the Town's intention to collaborate with Town residents, Maintenance Personnel and Remediation Specialists in order to remediate the building and cooperate fully in regards to access to the site while continuing to limit access to only those necessary to perform remediation tasks.

III.B.10.b.i.1 Current and Immediate Past Owners

Does Not Apply.

III.B.10.b.i.2 Acquisition of Site

Does Not Apply.

III.B.10.b.i.3 No Responsible Party for the Site

Does Not Apply.

III.B.10.b.i.4 Cleaned Up by a Person Not Potentially Liable

Does Not Apply.

III.B.10.b.i.5 Judgments, Orders, or Third-Party Suits

Does Not Apply.

III.B.10.b.i.6 Subject to RCRA

Does Not Apply.

III.B.10.b.i.7 Financial Viability of Responsible Parties

Does Not Apply.

III.B.11.a Cleanup Oversight

The Town of Dinosaur has been working with the E.P.A. in regard to the School building by conducting both Phase I & Phase II Assessments. These were completed in August of 2018 and all contaminants and their locations were identified clearly. The Town of Dinosaur intends to hire a remediation firm in order to plan and safely remove all contaminants a per EPA guidelines. Upon a successful Grant Application, the Town of Dinosaur will release and publish a Request For Quote in order to comply with competitive procurement provisions. After a firm is appropriately selected the planning will begin followed by immediate removal/remediation.

III.B.11.b Access to Adjacent Properties

Adjacent property access is not necessary. The School building sits alone on approximately nine acres of property. There is ample parking for large trucks and many vehicles. Access is easily available via town streets. The Town of Dinosaur does not foresee any impediment or inconvenience for any neighboring properties.

IV.E.4.a.i Organizational Structure

The Town of Dinosaur is considered a Township and has an organizational staff of 10 including 6 Council Members and a Mayor. The Town Clerk, Tamara Long, is responsible for the day to day operations of the Town including account payables and receivables. Mrs. Long has been the Clerk in Dinosaur for twenty years. It goes without saying that her knowledge and expertise in all forms of Administration for the Town is unmatched. The Assistant Town Clerk, Niki Austin, is responsible for the day to day administration of Grants, Grant writing, reports and correspondence. Ms. Austin has been with the Town of Dinosaur for two years and in that time has written and received three successful Grant applications and has already closed and completed two of those Grants. She has ongoing reporting and administrating duties for two that are currently open and is awaiting a positive outcome of two more grant applications that have been submitted to DOLA for 2019. Along with assistance from our Council Members, Mayor and Town Engineer, Steve Labonde, the Town of Dinosaur utilizes communication and the close proximity of staff members to create a cohesive team in order to bring all projects to a successful close.

IV.E.4.a.ii Acquiring Additional Resources

The Town of Dinosaur utilizes its relationships with Community Partners such as the EPA, DOLA, the USDA and the Towns contracted Engineering firm to procure appropriate contractors through the required request for quote process.

IV.E.4.b.i.1 Accomplishments

The Town of Dinosaur is currently working on its Wastewater Treatment plant in order to bring it into compliance with the Colorado Department of health and energy and the Colorado Water Resources & Power Development Authority. For this project many grants and loans were/are required. The first grant was a planning and Engineering grant received from DOLA in the amount of \$25,000.00. with a Town match of \$10,000.00. This grant was received in May of 2018 and has been successfully completed and closed out. Along with this planning grant an additional grant from the Colorado State Revolving fund was granted in the amount of \$10,000.00 and has been successfully completed as well. We anticipate the final report and close out of this grant to occur in February. In order to move to the construction phase IIIA (removal of biosolids & planting) A grant from DOLA was applied for and received in June of 2018. This Project will begin actual construction on January 21, 2019 and is expected to close in March.

IV.E.4.b.i.2 Compliance with Grant Requirements

The Town of Dinosaur does not currently have any history of E.P.A. Brownfield Grants; however, the Town has a strong history of successful Grants that have been completed with DOLA, The State of Colorado and the USDA. Currently the Town has two open grants with DOLA in an effort to bring our Waste Water Treatment Facility into compliance with State regulations. Another was successfully closed out in November 2018. Additionally, the Town is administrating a Planning Grant from the State of Colorado in order to help cover Engineering costs for the Wastewater Treatment Facility. The work that this Grant covers has been completed with final report submitted in December 2018, we are awaiting closeout in February 2019. Utilizing the online Portal and a good working relationship with our representatives, reporting requirements were met regularly, and the project finished on time. The Town currently has a CDBG grant from DOLA for a feasibility study in order to gauge the feasibility of bringing natural gas to the Town. We will administer this Grant in the same manner. Utilizing internal reporting and communication as well as continuous communication with our Grantors, the Town of Dinosaur has appointed one administrator to oversee these grants in office to make sure that all reporting is complete, and that job progress is on target.

IV.E.4.b.ii.1 Purpose and Accomplishments

In 2018 the Town of Dinosaur applied for and received the following State and Federal Grants:

1. Department of Local Affairs (DOLA) Planning and Engineering Grant for Bio- Solid Removal, received March 01, 2018 in the amount of \$25,000.00 with a local Town match of \$10,000.00. This project was completed, and final report submitted in December 2018, on time and on budget.
- 2.State of Colorado SRF Planning and Engineering Grant for Bio- Solid Removal, in the amount of \$10,000.00 with Local Town match of 20%. Received March 2018. The work on this Grant was completed and final report submitted in December 2018.
- 3.CDBG Feasibility Grant in order to assess the feasibility of bringing Natural Gas to the Town of Dinosaur, in the amount of \$50,000.00 with a 0% match from the Town. This Grant was just signed. Work & reporting has not begun at this time.
4. Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance Fund Grant in the Amount of \$135,000.00 with Local Town match of 25%. This Grant was awarded in June 2018. Work on this project is ongoing and on time. Reporting is appropriate and up to date. This grant is due to close in August of 2020 however our projected completion date is June of 2019.

IV.E.4.b.ii.2 Compliance with Grant Requirements

In 2018 the Town of Dinosaur applied for and received the following State and Federal Grants:

1. Department of Local Affairs (DOLA) Planning and Engineering Grant for Bio- Solid Removal, received March 01, 2018 in the amount of \$25,000.00 with a local Town match of \$10,000.00. This project was completed, and final report submitted in December 2018, on time and on budget.
- 2.State of Colorado SRF Planning and Engineering Grant for Bio- Solid Removal, in the amount of \$10,000.00 with Local Town match of 20%. Received March 2018. The work on this Grant was completed and final report submitted in December 2018.
- 3.CDBG Feasibility Grant in order to assess the feasibility of bringing Natural Gas to the Town of Dinosaur, in the amount of \$50,000.00 with a 0% match from the Town. This Grant was just signed. Work & reporting has not begun at this time.
4. Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance Fund Grant in the Amount of \$135,000.00 with Local Town match of 25%. This Grant was awarded in June 2018. Work on this project is ongoing and on time. Reporting is appropriate and up to date. This grant.

III.B.7. Description of Environmental assessment conducted at the site.

After taking ownership, the Town of Dinosaur and the U.S. Environmental Protection Agency through the Targeted Brownfield Assessments (TBA) Program, had both Phase I and Phase II Environmental Site Assessments (ESA'S) conducted by Weston Solutions, Inc (WSI) in July and August of 2018 respectively. The Phase I ESA at the Site concluded that there had not been any previous releases of hazardous substances but “due to its age of construction, there is the potential for asbestos containing materials (ACM), Lead-based paint (LBP), fluorescent light fixtures with possible polychlorinated biphenyls (PCB)-containing ballasts and mercury-containing ampule switches in thermostats to be present within the building.” Mold was also observed in the building due to water damage. The Phase II ESA conducted in September 2018 confirmed after sample testing, the presence of all the above-mentioned contaminants in the building. 67 ACM samples were taken from the building and submitted for testing, 28 of those samples were determined to be positive (>1% asbestos) for asbestos or trace (<1% asbestos) for asbestos. Asbestos results ranged from trace to 35% total asbestos. Of the 28 samples, 13 were reanalyzed by point count analysis and six (6) samples were point counted below 1% and are not considered to be ACM. In all, 22 samples collected at the Site are confirmed ACM. Of all the materials sampled, most of the flooring (i.e., floor tiles and mastic or mastic under carpet), cement board siding, and wall or joint compound was positively identified as ACM. Based on this, ACM is considered to be a COC in relation to the Site, in accordance with the Colorado Air Quality Control Commission's Regulation 8, Part B – Asbestos (CDPHE, 2008) and Asbestos-Containing Materials in Schools Rule (40 Code of Federal Regulations [CFR] Part 763, Subpart E).ACM is defined as any material containing more than one percent (1%) asbestos.

Of the 136 XRF readings taken from the buildings, seven (7) readings were positive for LBP (i.e., ≥ 1 mg/cm²). Based on the XRF results, elevated lead concentrations are present on the walls, doors, and support beams in the school gymnasium. LBP is considered to be a COC in relation to the site in accordance with the U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition). The HUD benchmark for lead-based paint is greater than or equal to 1.0 milligrams per centimeter square (≥ 1.0 mg/cm²).

The following additional items were noted:

- It is unknown if the florescent light ballasts in the building are non-PCB electronic ballasts as they were not observed to be labelled “No PCBs”.
- Two (2) potentially mercury-containing thermostats were observed in the gymnasium.
- Water impacted areas with black-staining were observed throughout the building and water staining was apparent on ceiling and floor coverings.

Interpretation of Results

- Based on the visual inspection, PCBs are considered a COC at the Site.
- Based on the visual inspection, mercury is considered a COC at the Site.
- Based on the visual inspection, mold is considered a COC at the Site.

The presence of the target analytes investigated as part of this Phase II ESA along with the current exposure pathways, as applicable, concluded that there is risk to workers or users of the building. However, since the site is locked and vacant there is no exposure risks to residents or users. Workers are the only identified users and pathways of exposure in all instances are ingestion, inhalation and dermal.

The planned reuse for the site is a Community Center. The Town does not currently have a space to hold any kind of gathering, after school program, summer school program, outreach programs or senior activities. It is part of the Town Plan to repurpose this building for the betterment, recreation and enjoyment of the residents of Dinosaur. Because of the isolation of our community (The nearest town is 19 miles to the south) a Community Center is imperative as a place to hold Town activities, act as a shelter in case of an emergency, and to make sure our children and seniors have a safe place to go for socialization and a warm meal. Boys & Girls Club, after school programs, Summer school programs and summer camps as well as senior outreach, Town Barbecues and Holiday parties are all intended & badly needed, uses of the new Community Center.

The cleanup will be planned and overseen by a contracted Colorado State Licensed Professional and the Town of Dinosaur in accordance with all State, Federal and Environmental law.

The Town currently anticipates that all State, Federal and Environmental standards for community recreational use will be followed and used as a guide to limit/eliminate exposure risks while removing COC's.

Laws and regulations that are applicable to this cleanup and in order to address all COC's found on site are as follows:

ACM

- Colorado Air Quality Control Commission's Regulation 8, Part B – Asbestos (CDPHE, 2008) and Asbestos-Containing Materials in Schools Rule (40 Code of Federal Regulations [CFR] Part 763, Subpart E). ACM is defined as any material containing more than one percent (1%) asbestos.

LBP

- U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition). The HUD benchmark for lead-based paint is greater than or equal to 1.0 milligrams per centimeter square ($\geq 1.0 \text{ mg/cm}^2$).

In addition, this clean-up is bound by the Federal Davis-Bacon Act, State environmental laws and all Federal, State and local laws regarding the procurement of contractors to conduct the cleanup. All appropriate permits will be obtained prior to beginning any work in, or around the building in order to comply with all State, Federal or Local Environmental and Workplace safety laws.

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Contaminated Building Site, 401 School Street Dinosaur, Colorado 81610
Prepared by the Town of Dinosaur

I. Introduction & Background

a. Site Location

The site is located at 401 School Street in Dinosaur, Colorado USA (herein referred to as “the Site”)

b. Previous site uses and any previous cleanup/remediation

The site was the former location of the Dinosaur School and then the Dinosaur Community Charter School which was donated to the Town of Dinosaur on September 13th, 2016 due to lack of funding and the inability of that entity to maintain the Charter School or the building and its property. The Site consists of an approximately 15,000 square foot school that was constructed in 1962 and is surrounded by partially paved areas around the perimeter, a playground to the south-southeast, a baseball field to the south-southwest, basketball court to the north, and a concrete foundation from the earlier school on the property farther to the north-northeast. The school has been vacant and locked since the mid-2000s. The total Site footprint is approximately 9 acres. This site has always been used as a school for the children of Dinosaur and as per the Deed transferring ownership to the Town of Dinosaur, any future use of this building must be a not for profit entity such as a School or Community Center or entity that would continue or foster the operation of public activities and/or outreach. No previous Clean up or remediation activities have taken place since the Town of Dinosaur took ownership in 2016.

c. Site Assessment Findings

After taking ownership, the Town of Dinosaur and the U.S. Environmental Protection Agency through the Targeted Brownfield Assessments (TBA) Program, had both Phase I and Phase II Environmental Site Assessments (ESA’S) conducted by Weston Solutions, Inc (WSI) in July and August of 2018 respectively. The Phase I ESA at the Site concluded that there had not been any previous releases of hazardous substances but “due to its age of construction, there is the potential for asbestos containing materials (ACM), Lead-based paint (LBP), fluorescent light fixtures with possible polychlorinated biphenyls (PCB)-containing ballasts and mercury-containing ampule switches in thermostats to be present within the building.” Mold was also observed in the building due to water damage. The Phase II ESA conducted in September 2018 confirmed after sample testing, the presence of all the above-mentioned contaminants in the building. 67 ACM samples were taken from the building and submitted for testing, 28 of those samples were determined to be positive (>1% asbestos) for asbestos or trace (<1% asbestos) for asbestos. Asbestos results ranged from trace to

35% total asbestos. Of the 28 samples, 13 were reanalyzed by point count analysis and six (6) samples were point counted below 1% and are not considered to be ACM. In all, 22 samples collected at the Site are confirmed ACM. Of all the materials sampled, most of the flooring (i.e., floor tiles and mastic or mastic under carpet), cement board siding, and wall or joint compound was positively identified as ACM. Based on this, ACM is considered to be a COC in relation to the Site, in accordance with the Colorado Air Quality Control Commission's Regulation 8, Part B – Asbestos (CDPHE, 2008) and Asbestos-Containing Materials in Schools Rule (40 Code of Federal Regulations [CFR] Part 763, Subpart E). ACM is defined as any material containing more than one percent (1%) asbestos.

Of the 136 XRF readings taken from the buildings, seven (7) readings were positive for LBP (i.e., ≥ 1 mg/cm²). Based on the XRF results, elevated lead concentrations are present on the walls, doors, and support beams in the school gymnasium. LBP is considered to be a COC in relation to the site in accordance with the U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition). The HUD benchmark for lead-based paint is greater than or equal to 1.0 milligrams per centimeter square (≥ 1.0 mg/cm²).

The following additional items were noted:

- It is unknown if the florescent light ballasts in the building are non-PCB electronic ballasts as they were not observed to be labelled “No PCBs”.
- Two (2) potentially mercury-containing thermostats were observed in the gymnasium.
- Water impacted areas with black-staining were observed throughout the building and water staining was apparent on ceiling and floor coverings.

Interpretation of Results

- Based on the visual inspection, PCBs are considered a COC at the Site.
- Based on the visual inspection, mercury is considered a COC at the Site.
- Based on the visual inspection, mold is considered a COC at the Site.

The presence of the target analytes investigated as part of this Phase II ESA along with the current exposure pathways, as applicable, concluded that there is risk to workers or users of the building. However, since the site is locked and vacant there is no exposure risks to residents or users. Workers are the only identified users and pathways of exposure in all instances are ingestion, inhalation and dermal.

d. Project Goal (site reuse plan)

The planned reuse for the site is a Community Center. The Town does not currently have a space to hold any kind of gathering, after school program, summer school program, outreach programs or senior activities. It is part of the Town Plan to repurpose this building for the betterment, recreation and enjoyment of the residents of Dinosaur. Because of the isolation of our community (The nearest town is 19 miles to the south) a Community Center is imperative as a place to hold Town activities, act as a shelter in case of an emergency, and to make sure our children and seniors have a safe place to go for socialization and a warm meal. Boys & Girls Club, after school programs, Summer school programs and summer camps as well as senior outreach, Town Barbecues and Holiday parties are all intended & badly needed, uses of the new Community Center.

II. Applicable Regulations and cleanup Standards

a. Cleanup Oversight Responsibility

The cleanup will be planned and overseen by a contracted Colorado State Licensed Professional and the Town of Dinosaur in accordance with all State, Federal and Environmental law.

b. Cleanup Standards for major contaminants

The Town currently anticipates that all State, Federal and Environmental standards for community recreational use will be followed and used as a guide to limit/eliminate exposure risks while removing COC's.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup and in order to address all COC's found on site are as follows:

ACM

- Colorado Air Quality Control Commission's Regulation 8, Part B – Asbestos (CDPHE, 2008) and Asbestos-Containing Materials in Schools Rule (40 Code of Federal Regulations [CFR] Part 763, Subpart E). ACM is defined as any material containing more than one percent (1%) asbestos.

LBP

- U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition). The HUD benchmark for lead-based paint is greater than or equal to 1.0 milligrams per centimeter square ($\geq 1.0 \text{ mg/cm}^2$).

In addition, this clean-up is bound by the Federal Davis-Bacon Act, State environmental laws and all Federal, State and local laws regarding the procurement of contractors to conduct the cleanup. All appropriate permits will be obtained prior to beginning any work in, or around the building in order to comply with all State, Federal or Local Environmental and Workplace safety laws.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternative Considered

To address contamination at the site, three different plans were considered: #1 No Action, Alternative #2 Removal and offsite disposal #3 Covering & Alternative #1

b. Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness

- Alternative #1: No action is not effective or appropriate after conducting phase I & II assessments. No action would not prevent possible exposure to city workers at the site. Additionally, if no action is taken the building will continue to sit vacant and unusable.
- Alternative # 2: Removal and offsite disposal is the most effective way of properly and safely eliminating the COC's from the site. The exposure risk to city workers would be eliminated. Removal and off-site disposal will allow for a potential renovation of the building seamlessly removing contaminants and blight.
- Alternative #3 Covering and Alternative #1: This is a viable way of eliminating pathway exposure to city workers, but still deeming the building unusable for a Community Center or School. (Per Colorado Air Quality Control Commission's Regulation 8, Part B – Asbestos (CDPHE, 2008) and Asbestos-Containing Materials in Schools Rule (40 Code of Federal Regulations [CFR] Part 763, Subpart E)). To cover the ACM's the existing mastic, tile and carpeting would stay in place and new carpeting or tile would be placed over the top. The drywall where ACM's were found would need to be built over still requiring extensive construction and safety precautions be taken into consideration. For the LBP contaminants the paint would need to be painted over with a new non-LBP paint to cover. Alternative #3 would help only to lessen exposure risk while keeping the building vacant and unusable causing a safety hazard in itself.

Implementability:

- Alternative #1: No action would cost nothing and would be easy to implement as no action would occur.
- Alternative #2: Removal and off-site Disposal could be easily implemented upon hiring a State Certified Specialist and contractor to help the town plan, engineer and implement the safe removal and disposal of

the COC's on site. While it would be time consuming, the process is relatively easy. Once the COC's are removed testing would need to occur to ensure that all COC's have been removed and that the space is ready for community habitation.

- Alternative #3: Covering and Alternative #1 would also be easily implemented. However, the Town would still need to hire a State Certified Specialist and contractor to help the Town plan for and conduct the covering operation safely and effectively while limiting exposure to workers. The Building would remain unusable and vacant and therefore would still need continued patrols by law enforcement and regular maintenance in order to mitigate the contaminants still on site.

Cost:

- Alternative action #1 would cost nothing as no action would occur.
- Alternative #2 Removal and off- site disposal is estimated per the Phase II TBA conducted in September to be around \$200,000.00
- Alternative #3 Covering and alternative #1 would still be quite costly as all actions such as hiring a certified professional, planning, engineering and construction would still be required the only cost savings would be removal and disposal making this cost estimate to be around \$100,000.00

c. Recommended Cleanup Alternative

The recommended Clean up alternative for this site is Alternative #2 Removal and off-site disposal. If this alternative is implemented, it completely addresses the hazards located at the site and eliminates any exposure risks to workers. Further, it allows for this building to be repurposed in the future making it an appropriate use of Town monies. Alternative #1 No Action is not recommended as the COC's remain in place continuing exposure risks to workers and deeming the building unusable and vacant creating a hazard of its own as another abandoned building in the Town. Alternative #3 also cannot be recommended as it is still a large expenditure only to keep the building unusable and vacant and does not completely eliminate the risk to City Workers.

**REGULAR MEETING
BOARD OF TRUSTEES
PLACE DINOSAUR TOWN COUNCIL CHAMBERS
JANUARY 8, 2019 TIME 6:00 P.M.**

AGENDA

1. ROLL CALL
2. APPROVAL OF MINUTES FROM DECEMBER 11
3. APPROVAL OF ACCOUNTS PAYABLE
4. RESOLUTION FOR POSTING NOTICES AND MEETING
5. PUBLIC COMMENTS ON EPA GRANT PROPOSAL
6. SEWER RATES
7. CITIZENS NOT ON AGENDA (2 MINUTES)
8. MAYOR AND BOARD COMMENTS AND OR ANNOUNCEMENTS
9. ADJOURN

Ms. Niki Austin mentioned that they are taking public comments for the EPA Grant. She said that they are applying for a grant to revitalize the school and turn it into a community center. She said that the first thing they need to do is remove all of the contaminants that are on site that were observed in phase 1 and 2 that they completed in August. She said the preliminary grant proposal and the ABCA is available for review. And that this portion of the meeting is for questions or public comments. public comments can be turned in with the grant. Ms. Freda Powell asked what the match was. Ms. Austin said that the Town match would be 20%. Ms. Powell asked what the building would be used for. Ms. Austin said that the proposed usage is for a Community Center. Ms. Powell asked how much will that cost and where would the town get the fees to do this. Ms. Austin said that we would have to first get it cleaned up and remediated. She said that after that we would have to get another grant to get it engineered and studied. She said that it will have to be done in phases. Ms. Powell asked how the town got the building. Ms. Austin said that it was donated to the Town. Mayor Smith mentioned if we had a community center then we may have a place to keep a library if it gets shut down. Trustee Karren said that the school has to be cleaned up or torn down. Mrs. Coleen Zufelt asked what it would cost to tear it down. Ms. Austin said that we have not considered tearing it down. Mr. Blakley said that the school was donated to the town with the stipulations that it stay a school or community center and cannot be torn down or sold.

December 20, 2018

EPA Region 8 – Colorado
Dan Heffernan
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129
Phone (303) 312-7074 **Fax** (303) 312-6065

**RE: FY19 Town of Dinosaur Brownfields Cleanup Grant- The Dinosaur School
Revitalization**

Dear Mr. Heffernan:

The Town of Dinosaur, Colorado is pleased to submit this proposal to the United States E.P.A. Brownfields Cleanup Grant Program for the remediation of the Dinosaur School building located at 401 West 4th Street Dinosaur, Colorado 81610. The Goal of this proposal is to remediate the Dinosaur School building - formally the Dinosaur Community Charter School- which was donated to the Town of Dinosaur on September 13th, 2016 due to lack of funding and the inability of that entity to maintain the Charter School or the building and its property. The Site consists of an approximately 15,000 square foot school that was constructed in 1962 and is surrounded by partially paved areas around the perimeter, a playground to the south-southeast, a baseball field to the south-southwest, basketball court to the north, and a concrete foundation from the earlier school on the property farther to the north-northeast. The school has been vacant since the mid-2000s. The total Site footprint is approximately 9 acres. This site has always been used as a school for the children of Dinosaur and as per the Deed any future use of this building must be a not for profit entity such as a School or Community Center or other entity that would continue or foster the operation of public activities and/or outreach.

The Town of Dinosaur hopes to remediate the environmental hazards currently present at the school, (as evidenced by the Phase II Environmental Site Assessment conducted by Weston Solutions Incorporated, for the U.S. Environmental Protection Agency and the Town of Dinosaur on August 02, 2018) and redevelop the property for use as a Community Center for the residents of the Town of Dinosaur. During the above-mentioned Assessment, the presence of limited Contaminants of Concern (COC's) was confirmed to be present as follows: Asbestos- Containing Materials, (ACM's) Polychlorinated biphenyls (PCB's) Mercury and Mold.

The Town of Dinosaur, Population 339 (U.S. Census 2010) is a beautiful, high Colorado desert range. It is also a very rural and isolated area, located in the farthest Northwest corner of Colorado, approximately 4 miles east of the Utah border. Although originally incorporated as the Town of Artesia in 1947, the Town was officially renamed Dinosaur in 1965 in order to capitalize on the ever-increasing popularity of the Dinosaur National Monument that borders the town of Dinosaur with its Park Headquarters located just two miles to the East of town. The town was a bustling community supported by the local Oil and Natural Gas Fields that surround the area, as well as the ranching industry. There was plenty of work and plenty of families making

up a wonderful community. As the energy services industry began to rapidly decline in the 1980's families struggled to survive as there was no longer any work. Many packed up, almost overnight, and moved away creating the blight that is now so prevalent here today. This mass exodus of residents also led to the school being defunded by our County and forcing the children of Dinosaur to be bussed to Rangely Colorado, 18 miles to the south in another County for schooling. The Charter school opened in the 90's but closed in the early 2000's as they were unable to keep the number of children necessary to successfully operate the School.

The nearest cities to Dinosaur are Craig Colorado 87 miles to the East, Vernal, Utah 33 miles to the West and Rangely, Colorado 19 miles South. These are the closest cities that offer basic amenities such as grocery shopping, medical care, schooling, daycare or after school programs. This leads to a very isolated society especially among our seniors who have very limited access to in home nursing, prescription access or palliative care. 53 percent of Dinosaur residents are among low income population. This is almost double the percentage of the State of Colorado's average of 29 percent. Due to the low income and high unemployment, Dinosaur is classified as a disadvantaged community. The distance that is required to travel to obtain even the basics such as healthy food, is daunting for many families who do not have reliable transportation, effectively making Dinosaur a food desert. There are two corner gas stations that offer some amenities but healthy food choices for an already sensitive population are few. Our young mothers must travel during their pregnancies for healthy food options and prenatal care (if they ever receive any). Many of our children lack healthy and nutritious food choices or sometimes *any* food choices at all during the times when they are not in school. Long holiday breaks, evenings, weekends and summer break can be a major concern for some of our children.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/24/2019

4. Applicant Identifier:

Town of Dinosaur

5a. Federal Entity Identifier:

058054982

5b. Federal Award Identifier:

7HGW1

State Use Only:

6. Date Received by State:

7. State Application Identifier:

CO

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of Dinosaur

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

(b) (6)

d. Address:

* Street1:

PO Box 238

Street2:

* City:

dinosaur

County/Parish:

CO

* State:

CO: Colorado

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

81610-0238

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Niki

Middle Name:

* Last Name:

Austin

Suffix:

Title:

Assistant Clerk

Organizational Affiliation:

Town of Dinosaur

* Telephone Number:

9703742286

Fax Number:

* Email:

(b) (6)

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Town of Dinosaur - Dinosaur School Revitalization

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="160,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: